Map	Block	Lot	CARD		
127.0	0001	0001.0	1 of 1	Residential	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	958,700	/	958,700
USE VALUE:	958,700	/	958,700
ASSESSED:	958,700	/	958,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
16	-18	WALNUT CT, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LOMBARD LEON E JR-NADINE M
Owner 2:	
Owner 3:	
Street 1:	20 GROVE STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 10,540 Sq. Ft. of land mainly classified as Two Family with a Multi- TnHs Building built about 1900, having primarily Vinyl Exterior and 2708 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	10540.000	441,800	1,600	515,300	958,700
Total Card	0.242	441,800	1,600	515,300	958,700
Total Parcel	0.242	441,800	1,600	515,300	958,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 354.03 | /Parcel: 354.0

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 81459
GIS Ref:
GIS Ref:
Insp Date: 04/19/18

!9798!

PREVIOUS ASSESSMENT

Parcel ID: 127.0-0001-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	441,800	1600	10,540.	515,300	958,700	958,700	Year End Roll	12/18/2019
2019	104	FV	399,900	1600	10,540.	515,300	916,800	916,800	Year End Roll	1/3/2019
2018	104	FV	374,900	1600	10,540.	456,400	832,900	832,900	Year End Roll	12/20/2017
2017	104	FV	351,200	1600	10,540.	382,800	735,600	735,600	Year End Roll	1/3/2017
2016	104	FV	351,200	1600	10,540.	382,800	735,600	735,600	Year End	1/4/2016
2015	104	FV	291,900	1600	10,540.	331,300	624,800	624,800	Year End Roll	12/11/2014
2014	104	FV	291,900	1600	10,540.	320,200	613,700	613,700	Year End Roll	12/16/2013
2013	104	FV	303,800	1600	10,540.	304,800	610,200	610,200		12/13/2012

PRINT

Date	Time
12/11/20	00:12:51

LAST REV

Date	Time
10/12/18	09:05:42
apro	
9798	

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	13792-695		9/1/1979		44,500	No	No		Y

USER DEFINED

Prior Id # 1:	81459
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
4/19/2018	MEAS&NOTICE	HS	Hanne S
12/31/2008	Measured	372	PATRIOT
2/3/2000	Inspected	276	PATRIOT
12/7/1999	Measured	264	PATRIOT
12/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		10540		Sq. Ft.	Site		0	70.	0.70	8									515,339						515,300	

Total AC/HA:	0.24197	Total SF/SM:	10540	Parcel LUC:	104	Two Family	Prime NB Desc:	ARLINGTON	
Total:	515,339	Spl Credit		Total:	515,300				

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	14 - Multi- TnHs		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1900	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	1.03773999
Const Adj.:	0.99989998
Adj $ / SQ:	145.269
Other Features:	116500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	600294
Depreciation:	158478
Depreciated Total:	441817

COMMENTS

WIP.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	2	M
Totals			
2	10	4	

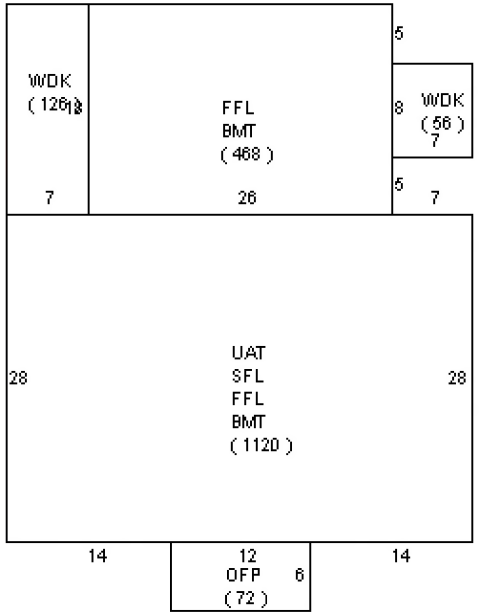
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	
Ind.Val			

Juris. Factor:		Before Depr:	145.27
Special Features:	0	Val/Su Net:	91.47
Final Total:	441800	Val/Su SzAd	163.15

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,588	43.580	69,206
FFL	First Floor	1,588	145.270	230,687
SFL	Second Floor	1,120	145.270	162,701
UAT	Upper Attic	280	58.110	16,270
WDK	Deck	182	11.490	2,092
OFP	Open Porch	72	39.410	2,838

Net Sketched Area:	4,830			Total:	483,794
Size Ad	2708	Gross Are	5670	FinArea	2708

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

127.0-0001-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
A2	WOOD SHD	D	Y	1	14X21	A	AV	1930	6.68	T	40	104			1,200			1,200
40	Lean-To	D	Y	1	14X8	A	AV	1940	6.53	T	40.8	104			400			400

More:	N	Total Yard Items:	1,600	Total Special Featues:		Total:	1,600